

PLANNING COMMISSION

MEETING OF

MAY 24, 2001

City of Las Vegas

AGENDA & MINUTES

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COUNCIL CHAMBERS • 400 STEWART AVENUE

ITEM

ACTION

5:30 PM

COMMISSIONERS BRIEFING:

PRESENT:

Richard Truesdell - Vice Chairman
Michael Buckley
Hank Gordon
Byron Goynes
Lanny Littlefield
Stephen Quinn

EXCUSED:

Craig Galati - Chairman
Michael Buckley
Lanny Littlefield
Stephen Quinn

STAFF PRESENT:

Robert Genzer - Planning & Development Dept.
Chris Knight - Planning & Development Dept.
John Koswan - Planning & Development Dept.
Chris Glore - Planning & Development Dept.
Joel McCulloch – Planning & Development Dept.
Kyle Walton - Planning & Development Dept.
Rick Schroder - Public Works
Daphnee Legarza – Public Works
Bryan Scott - City Attorney's Office
Angela Crolli – City Clerk's Office
Linda Owens - City Clerk's Office

Joel McCulloch, Planning and Development Department, called the Briefing to order at 6:37 P.M.

Item No. A-1, TM-0016-01:

Mr. McCulloch said there needs to be a minor modification on this Tentative Map before it can be heard. It needs to be pulled off the Consent calendar and heard with Item No. C-1, Z-0016-98(6).

Item No. A-3, VAC-0003-00(1):

Mr. McCulloch announced this is a request to vacate a portion of Del Rey Avenue generally located between Buffalo Drive and Tioga Way. The applicant has requested this item be held in abeyance to the June 28, 2001 Planning Commission meeting to work with Public Works staff.

Item No. B-1, GPA-0009-01:

Mr. McCulloch stated that on May 18, 2001 the applicant requested this item be held in abeyance to the June 28, 2001 Planning Commission meeting to work with staff.

Item Nos. B-2, Z-0016-98(5), B-3, GPA-0012-01, B-4, Z-0022-01, and B-5, Z-0022-01(1):

Mr. McCulloch said staff would like to have these items held in abeyance to the June 28, 2001 meeting so they can be re-notified.

Item No. B-6, Z-0074-97(11):

Chris Glore, Planning and Development, said staff is supporting this item, but there may be some neighborhood opposition.

Item No. B-8, V-0024-01:

Mr. McCulloch advised that staff would like to have this item stricken from the agenda as it is not necessary.

Item No. B-9, V-0025-01:

Mr. McCulloch said he just spoke with the applicant and was told she could not stay for the meeting since there would be a delay in starting. Therefore, this item should be held in abeyance to the June 28, 2001 meeting.

Item No. B-10, Z-0021-01(1):

Mr. Glore said the applicant has worked with staff to meet the intent of the Town Center standards. The site plan is acceptable.

Item No. B-12, Z-0018-01(1):

Mr. Glore noted that this item was held in abeyance from the last meeting. There are still some design issues

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ACTION

COMMISSIONERS BRIEFING:

Item No. B-15, Z-0028-01(1) and Z-0024-99(24):

Mr. McCulloch mentioned that staff is recommending one additional condition that requires the applicant to contribute to the development of Park 2 in Lone Mountain West at a numerical value to be determined at a later date. Parcels that were not in the original zoning need to contribute a monetary sum which will be determined at a later date.

Item No. B-16, Z-0029-01:

Mr. McCulloch noted that staff is recommending approval, but reducing the request to C-D (Designed Commercial).

Item Nos. B-17, Z-0030-01 and B-18, Z-00330-01(1):

Mr. McCulloch requested these items be held in abeyance to the June 14, 2001 meeting.

Item No. B-19, Z-0032-01:

Daphnee Legarza, Public Works, said a condition needs to be modified on this item.

Item No. B-26, U-0058-01:

Mr. McCulloch said staff would like to have this item held in abeyance to the June 28, 2001 meeting to properly re-notify it.

Item No. B-27, U-0059-01:

Mr. Glore advised that staff is recommending approval of five of the six billboards because they are in C-2 zoned property along Rancho Drive. The billboard on Decatur Boulevard will be 300 feet from existing residential uses.

Item No. B-31, SNC-0002-01:

Mr. McCulloch stated staff is requesting abeyance on this item to the June 28, 2001 meeting to properly re-notify it. This is a street name change for Foremaster Lane to Saint Vincent Way, not Saint Vincent's Way.

Item No. C-2, Z-0035-98(2):

Mr. McCulloch announced that staff would like to have this item held in abeyance to the June 14, 2001 meeting to allow the applicant time to apply for a related re-zoning request.

Mr. Genzer, Planning and Development, added that there is a question about the Resolution of Intent because it was approved three years ago. The City Council may put the Resolution of Intent back on their agenda.

Mr. McCulloch adjourned the Briefing at 6:49 P.M.

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ITEM

ACTION

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

CALL TO ORDER:

7:30 P.M., Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

Craig Galati,	Present
Chairman	
Richard Truesdell	Present
Vice Chairman	
Michael Buckley	Excused
Hank Gordon	Present
Byron Goynes	Present
Lanny Littlefield	Excused
Stephen Quinn	Excused

ANNOUNCEMENT:

Satisfaction of Open Meeting Law Requirements.

This meeting has been properly noticed and posted at the following locations:

Clark County Government Center,
500 South Grand Central Parkway
Senior Citizens Center,
450 East Bonanza Road
Clark County Courthouse,
200 East Carson Avenue
Court Clerk's Office Bulletin Board,
City Hall Plaza
City Hall Plaza, Special Outside Posting
Bulletin Board

MINUTES:

Approval of the minutes of the April 26, 2001 Planning Commission meeting.

ROBERT GENZER, Director, Planning and Development, announced at 6:00 P.M. that the meeting would be delayed due to the fact there are only three Commissioners present. The fourth Commissioner constituting a quorum would not be arriving until approximately 7:30 P.M.

CHAIRMAN GALATI called the meeting to order at 7:30 P.M.

STAFF PRESENT:

Robert Genzer, Director,
Planning and Development Department
Chris Knight, Deputy Director,
Planning & Development Dept.
John Koswan, Planning Manager,
Planning and Development Department
Chris Glore, Planning Supervisor,
Planning and Development Department
Joel McCulloch, Senior Planner,
Planning and Development Department
Jody Donahue, Planning Technician,
Planning and Development Department
Rick Schroder, Project Engineer,
Public Works
Daphnee Legarza, Project Engineer,
Public Works
Bryan Scott, Deputy City Attorney,
City Attorney's Office
Angela Crolli, Deputy City Clerk,
City Clerk's Office
Linda Owens, Deputy City Clerk,
City Clerk's Office

MR. GLORE announced this meeting is in compliance with the Open Meeting Law.

**Truesdell -
APPROVED
Unanimous
(Buckley, Littlefield and Quinn excused)**

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ITEM

ACTION

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

CHAIRMAN GALATI indicated the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

CHAIRMAN GALATI read the statement on the order of the items and limitations on persons wishing to be heard on an item.

CHAIRMAN GALATI noted the Rules of Conduct.

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ITEM

ACTION

A.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

A-1.

ABEYANCE - TM-0016-01 - IRON MOUNTAIN RANCH VILLAGE 1-A - IRON MOUNTAIN RANCH ALLIANCE, LIMITED LIABILITY CORPORATION

Request for a Tentative Map for 65 lots on 18.63 acres at the southwest corner of the intersection of Grand Teton Drive and the Bradley Road alignment, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of modification [Z-0016-98(6)] to allow a deviation to the approved site layout.
2. Construct and landscape a 34-foot wide median in Grand Teton Drive prior to issuance of any Final Inspection and establish a homeowners organization to maintain the median.
3. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
4. All development shall conform to the Conditions of Approval for Zoning Application (Z-0016-98) and modification [Z-0016-98(6)].

CHAIRMAN GALATI stated the Consent items may be discussed if a Commission Member or Applicant so desires.

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated there was approval of the modification to the Iron Mountain Ranch Plan and this Tentative Map conforms to the approved site plan. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with staff's conditions.

NOTE: ROBERT GENZER, Director, Planning and Development, stated that Item Nos. A-1 and C-1 are represented by VTN Nevada, principals of which are partners of his in a property outside the City of Las Vegas. Therefore, he has not been involved in the processing or recommendation of these items.

This is final action.

(7:47 - 7:48) 1 - 541

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ITEM

ACTION

**ABEYANCE - TM-0016-01 - IRON
MOUNTAIN RANCH VILLAGE 1-A - IRON
MOUNTAIN RANCH ALLIANCE, LIMITED
LIABILITY CORPORATION**

APPROVED

5. Street names must be provided in accord with the City's Street Naming Regulations.

6. All development is subject to the conditions of City departments and State Subdivision Statutes.

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

8. Appropriate Parcel Map, such as (PM-56-98) shall record prior to the recordation of a Final Map for this site.

9. Dedicate 10 feet of right-of-way adjacent to this site for a total half-street width of 60 feet on Grand Teton Drive.

10. Construct half-street improvements including appropriate overpaving, if legally able, on Grand Teton Drive and Whispering Sands Drive, including the 34-foot wide median on Grand Teton Drive adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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ITEM

ACTION

**ABEYANCE - TM-0016-01 - IRON
MOUNTAIN RANCH VILLAGE 1-A - IRON
MOUNTAIN RANCH ALLIANCE, LIMITED
LIABILITY CORPORATION**

APPROVED

11. Extend public sewer to the west edge of this site in the Whispering Sands Drive alignment to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

12. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the recordation of a Final Map.

13. A Master Public Streetlight Plan shall be submitted and approved prior to the submittal of any construction drawings of this site.

14. Site development to comply with all applicable Conditions of Approval for Zoning Application Z-16-98, the approved Traffic Impact Analysis and all other subsequent site-related actions.

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ITEM

ACTION

**ABEYANCE - TM-0016-01 - IRON
MOUNTAIN RANCH VILLAGE 1-A - IRON
MOUNTAIN RANCH ALLIANCE, LIMITED
LIABILITY CORPORATION**

APPROVED

15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer or the Planning Commission prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

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ITEM

ACTION

A-2.

TM-0020-01 - DESERT SAGE - NIGRO AND ASSOCIATES

Request for a Tentative Map for five lots on 0.45 acre on the east side of 9th Street, approximately 150 feet south of Bridger Avenue, R-4 (High Density Residential) Zone, Ward 5 (Weekly).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0007-53(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Truesdell -

APPROVED ITEMS NOS. A-2, AND A-4 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining on Item No. A-2 inasmuch as the applicant is a client of his architectural firm.

(Buckley, Littlefield and Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

This is final action.

(7:43 - 7:49) 1 - 426

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ITEM

ACTION

TM-0020-01 - DESERT SAGE - NIGRO AND ASSOCIATES

Public Works

6. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

APPROVED

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ITEM

ACTION

A-3.

VAC-0003-00(1) - W. M. LAND DEVELOPMENT

Request for an Extension of Time on an approved Vacation to vacate a portion of Del Rey Avenue generally located between Buffalo Drive and Tioga Way, Ward 1 (M. McDonald).

**Truesdell –
ABEYANCE TO JUNE 28, 2001 PLANNING COMMISSION MEETING.**

**Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be held in abeyance until the June 28, 2001 Planning Commission meeting to work with Public Works staff.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with holding this item in abeyance until the June 28, 2001 Planning Commission meeting.

To be heard by the Planning Commission on June 28, 2001.

(7:33 – 7:34) 1 - 100

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ITEM

ACTION

A-4.

**A-0031-01(A) - SILVER SADDLE INVESTORS
LIMITED LIABILITY COMPANY**

Petition to Annex three parcels of land containing 15 acres of land located on the intersection of southeast corner of Farm Road and Grand Canyon Drive (APN: 125-18-701-001, 005 and 006) Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEMS NOS. A-2, AND A-4 THROUGH A-8,
SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Galati abstaining on Item No. A-2
inasmuch as the applicant is a client of his architectural
firm.**

(Buckley, Littlefield and Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

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ITEM

ACTION

A-5.

**A-0032-01(A) - EL CAPITAN-ACKERMAN
LIMITED LIABILITY COMPANY, ET AL**

Petition to Annex five parcels of land containing approximately 13.61 acres of land located on the northeast corner of the intersection of Grand Teton Drive and El Capitan Way (APN: 125-08-805-001, 002, 003, 005, and 007), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

**APPROVED ITEMS NOS. A-2, AND A-4 THROUGH A-8,
SUBJECT TO STAFF'S CONDITIONS.**

**Motion carried with Galati abstaining on Item No. A-2
inasmuch as the applicant is a client of his architectural
firm.**

(Buckley, Littlefield and Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

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ACTION

A-6.

A-0033-01(A) - O'HARE PARTNERS, ET AL

Petition to Annex two parcels of land containing approximately 13.18 acres of land located on the north side of O'Hare Avenue approximately 660 feet west of Campbell Road (APN: 125-05-301-006 and 007), Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEMS NOS. A-2, AND A-4 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining on Item No. A-2 inasmuch as the applicant is a client of his architectural firm.

(Buckley, Littlefield and Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

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ACTION

A-7.

A-0034-01(A) - ROBERT AND ROSE MERANTO

Petition to Annex one parcel of land containing approximately 4.58 acres located on the southwest corner of the intersection of Lone Mountain Road and Shaumber Road (APN: 137-01-101-004), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEMS NOS. A-2, AND A-4 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining on Item No. A-2 inasmuch as the applicant is a client of his architectural firm.

(Buckley, Littlefield and Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

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ACTION

A-8.

A-0035-01(A) - CITY OF LAS VEGAS

Petition to Annex one parcel of land containing approximately 1.93 acres of land on the southeast corner of the intersection of Kerry Way and Alexander Road (APN: 138-07-101-001), Ward 4 (Brown).

STAFF RECOMMENDATION: APPROVAL

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Truesdell -

APPROVED ITEMS NOS. A-2, AND A-4 THROUGH A-8, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining on Item No. A-2 inasmuch as the applicant is a client of his architectural firm.

(Buckley, Littlefield and Quinn excused)

CHAIRMAN GALATI stated this is a Consent item.

To be forwarded to the City Council in Ordinance form.

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ITEM

ACTION

B.

PUBLIC HEARING ITEMS:

B-1.

ABEYANCE - GPA-0009-01 - STEVE KABOLI

Request to Amend a portion of the Southwest Sector of the General Plan FROM: R (Rural Density Residential) TO: SC (Service Commercial) for 1.5 acres on the northeast corner of the intersection of Leonard Lane and Vegas Drive (APN: 138-24-803-028), Ward 5 (Weekly).

ON MAY 17, 2001 THE APPLICANT REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING IN AN EFFORT TO SUBMIT AN APPLICATION FOR A SITE DEVELOPMENT PLAN REVIEW

Truesdell –

ABEYANCE TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING (Applicant to submit an application for a Site Development Plan Review).

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that on May 18, 2001 the applicant requested this item be held in abeyance to the June 28, 2001 Planning Commission meeting to be able to work with staff.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on June 28, 2001.

(7:34 – 7:35) 1 - 130

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ITEM

ACTION

B-2.

ABEYANCE - Z-0016-98(5) - KB HOMES NEVADA, INC.

Request for a Major Modification to the Iron Mountain Ranch Residential Planned Development Master Plan TO ADD APPROXIMATELY 42.16 ACRES TO THE OVERALL PLAN at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with GPA-0012-01, Z-0022-01, and Z-0022-01(1)]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
2 [Phone 4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL

Truesdell –

ABEYANCE ITEM NOS. B-2, B-3, B-4 AND B-5 TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING (Applicant to work with staff on development of site).

**Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated the applicant has requested Item Nos. B-2, B-3, B-4 and B-5 be held in abeyance to the June 28, 2001 Planning Commission meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. They requested the abeyance to be able to work out some minor details with staff.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-3, B-4 and B-5 for related discussion.

To be heard by the Planning Commission on June 28, 2001.

(7:35 - 7:36) 1 - 150

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ITEM

ACTION

B-3.

ABEYANCE - GPA-0012-01 - KB HOMES OF NEVADA, INC.

Request to Amend a portion of the Centennial Hills Sector Plan FROM: DR (Desert Rural) TO: R (Rural Density Residential) on approximately 42.16 acres on the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with Z-0016-98(5), Z-0022-01, and Z-0022-01(1)]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
2 [Phone 4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL

Truesdell –

ABEYANCE ITEM NOS. B-2, B-3, B-4 AND B-5 TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING (Applicant to work with staff on development of site).

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested Item Nos. B-2, B-3, B-4 and B-5 be held in abeyance to the June 28, 2001 Planning Commission meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. They requested the abeyance to be able to work out some minor details with staff.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-2, B-4 and B-5 for related discussion.

To be heard by the Planning Commission on June 28, 2001.

(7:35 - 7:36) 1 - 150

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ITEM

ACTION

B-4.

ABEYANCE - Z-0022-01 - KB HOMES OF NEVADA, INC.

Request for a Rezoning FROM: U (Undeveloped) [DR (Desert Rural) General Plan Designation] TO: R-PD3 (Residential Planned Development - 3 Units Per Acre) on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with GPA-0012-01, Z-0016-98(5), and Z-0022-01(1)]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
3 [Phone 4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL

Truesdell –

ABEYANCE ITEM NOS. B-2, B-3, B-4 AND B-5 TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING (Applicant to work with staff on development of site).

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested Item Nos. B-2, B-3, B-4 and B-5 be held in abeyance to the June 28, 2001 Planning Commission meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. They requested the abeyance to be able to work out some minor details with staff.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-2, B-3 and B-5 for related discussion.

To be heard by the Planning Commission on June 28, 2001.

(7:35 - 7:36) 1 - 150

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ITEM

ACTION

B-5.

ABEYANCE - Z-0022-01(1) - KB HOMES OF NEVADA, INC.

Request for a Site Development Plan Review FOR A PROPOSED 144-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on approximately 42.16 acres at the southeast corner of the intersection of Jones Boulevard and Iron Mountain Road (APN: 125-12-101-001 through 004), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation], [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack).

NOTICES MAILED 30 [Mailed with GPA-0012-01, Z-0016-98(5), and Z-0022-01]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
3 [Phone 4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL

Truesdell –

ABEYANCE ITEM NOS. B-2, B-3, B-4 AND B-5 TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING (Applicant to work with staff on development of site).

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested Item Nos. B-2, B-3, B-4 and B-5 be held in abeyance to the June 28, 2001 Planning Commission meeting.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. They requested the abeyance to be able to work out some minor details with staff.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item Nos. B-2, B-3 and B-4 for related discussion.

To be heard by the Planning Commission on June 28, 2001.

(7:35 - 7:36) 1 - 150

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ACTION

B-6.

Z-0074-97(11) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

Request for a Major Modification to the Rio Vista Plaza Development Plan TO ADD CARWASH AND MINI-LUBE FACILITIES TO THE PERMITTED USES TABLE (APN: 125-34-515-007 and 008), PD (Planned Development) Zone, Ward 6 (Mack).

NOTICES MAILED 370

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL.

**Goynes -
APPROVED**

**Motion carried with Gordon abstaining due to the fact his company owns the Sav-on Drug Store within this shopping center and Truesdell abstaining due to the fact his architectural firm represents Terrible Herbst Oil Company on this application.
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated the proposed use of a carwash and mini-lube facility is similar in character to the currently permitted automobile related uses. This can be operated in such a manner as to be compatible with the existing and future uses within the surrounding area. Staff recommended approval.

JOE JANGEL, Terrible Herbst Oil Company, 5195 Las Vegas Boulevard South, appeared to represent the application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-7 for related discussion.

To be heard by the City Council on July 5, 2001.

(7:48 - 7:53) 1 - 595

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ITEM

ACTION

B-7.

ABEYANCE - Z-0074-97(10) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

Request for a Site Development Plan Review FOR A PROPOSED 5,099 SQUARE FOOT FULL-SERVICE CAR WASH AND A 1,468 SQUARE FOOT MINOR AUTO REPAIR GARAGE on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road (APN: 125-34-515-007 and 008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

NOTICES MAILED 370 [Mailed with V-0024-01 4/26/01 PC]

APPROVALS 0

PROTESTS 0 [5/24/01 PC]
1 [4/26/01 PC]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The approval is contingent upon approval of a Major Modification to the Rio Vista Plaza development plan to add "Carwash" and "Mini-Lube Facility" to the list of permitted uses.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. The landscape plan shall be revised prior to or at the same time application is made for a building permit to depict a minimum three-foot-high berm within the street frontage planter.
4. The hours of the car wash operation shall be limited to 7:00 A.M. to 7:00 P.M.
5. Outdoor public address systems are prohibited for this site.

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining due to the fact his company owns the Sav-on Drug Store within this shopping center and Truesdell abstaining due to the fact his architectural firm represents Terrible Herbst Oil Company on this application.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this development will be a double lane automatic carwash and auto lube facility. The elevations are in conformance with the Rio Vista Plaza contemporary Mediterranean architectural theme. This site plan generally represents an orderly site layout, which requires only minor changes.

There is a concern about the angled vacuum stalls and the difficulty for these vehicles to exit rather than go through the carwash. The applicant has submitted a revised site plan which depicts these stalls to be 90 degree spaces to allow for ease of movement in either direction.

Also, the adjacent landscape planter has been widened from six feet to ten feet. He requested Condition No. 6 be amended to delete provisions one and three as these have been addressed with the revised site plan.

This development should be compatible with the surrounding area and recommends the carwash operation be limited to between 7:00 A.M. and 7:00 P.M. with no outdoor public address system used.

Staff recommended approval, subject to the conditions as amended.

JOE JANGEL, Terrible Herbst Oil Company, 5195 Las Vegas Boulevard South, appeared to represent the application. He noted that in regard to Condition No. 12, the existing parking lot lights are 25 feet high so they can match the other lights in the center. MR. McCULLOCH said that would be acceptable.

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ABEYANCE - Z-0074-97(10) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

6. The site plan shall be revised to reflect the following: 1) a thru-lane parallel to the queuing lane, 2) a reversal of the flow of traffic into the auto lube facility, 3) the lengthening by approximately fifteen feet of the landscaped strip separating the queuing lanes, and 4) the installation of "exit only" signage at the break in the row of landscaping near the car wash queuing lane.

7. Drive-up cashier service shall be provided and maintained at the entrance to the car wash as depicted on the site plan.

8. All development shall be in conformance with the submitted site plan and building elevations, except as amended by conditions herein.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-6 for related discussion.

To be heard by the City Council on July 5, 2001.

(7:48 - 7:53) 1 - 595

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ABEYANCE - Z-0074-97(10) - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

APPROVED

13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits.

18. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.

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**ABEYANCE - Z-0074-97(10) - RIO VISTA
PLAZA, LIMITED LIABILITY COMPANY**

APPROVED

19. Site development to comply with all applicable Conditions of Approval for Z-0074-97, the approved Traffic Impact Analysis, and all other site-related actions as required by the Department of Public Works.

20. All subdivided parcels comprising this overall commercial subdivision site shall provide perpetual common parking and access rights to all driveways connecting this overall site to the abutting public streets.

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ITEM

ACTION

B-8.

ABEYANCE - V-0024-01 - RIO VISTA PLAZA, LIMITED LIABILITY COMPANY

Request for a Variance TO ALLOW 30 PARKING SPACES WHERE 46 SPACES ARE THE MINIMUM NUMBER OF SPACES REQUIRED FOR A PROPOSED 5,099 SQUARE FOOT FULL-SERVICE CAR WASH AND A 1,468 SQUARE FOOT MINOR AUTO REPAIR GARAGE on 1.50 acres at the southeast corner of the intersection of Ann Road and Drexel Road (APN: 125-34-515-007 and 008), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 6 (Mack).

STAFF REQUESTED THIS ITEM BE STRICKEN AS THE PARKING VARIANCE IS NOT NECESSARY.

Goynes - STRICKEN

Motion carried with Gordon abstaining inasmuch as his company owns the Sav-on Drug Store at the far end of this shopping center and Truesdell abstaining inasmuch as he represents Terrible Herbst Oil Company on this request.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item stricken from the agenda because the Parking Variance is not necessary.

JOE JANGEL, Terrible Herbst Oil Company, 5195 Las Vegas Boulevard South, appeared to represent the application. They don't have a problem with having this item stricken from the agenda.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

This is final action.

(7:36 - 7:37) 1 - 180

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ACTION

B-9.

**ABEYANCE - V-0025-01 - RUBY MADSEN
LIVING TRUST**

Request for a Variance TO ALLOW AN EIGHT FOOT TALL CHAIN-LINK FENCE WHERE A SIX FOOT TALL FENCE IS THE MAXIMUM ALLOWED AND TO ALLOW CHAIN-LINK FENCING WHERE SUCH FENCING IS NOT ALLOWED at 2020 and 2030 Bannie Avenue (APN: 162-04-210-033 and 034), R-E (Residence Estates) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 90 [4/26/01 PC]

APPROVALS 4

PROTESTS 0 [5/24/01 PC]
5 [4/26/01 PC]

Truesdell -

**ABEYANCE TO THE JUNE 28, 2001 PLANNING
COMMISSION MEETING.**

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be held in abeyance for thirty days to be able to work with the neighborhood.

**To be heard by the Planning Commission on June 28,
2001.**

(7:37 - 7:38) 1 - 220

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ITEM

ACTION

B-10.

**ABEYANCE - Z-0021-01(1) - DORRELL
FRONTAGE, LIMITED LIABILITY COMPANY**

Request for a Site Development Plan Review FOR A PROPOSED 200-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 30.42 acres located approximately 660 feet south of Elkhorn Road, approximately 660 feet north of Deer Springs Way, and approximately 330 feet east of Fort Apache Road (APN: 125-20-101-013, 014, and 125-20-201-002 through 005), U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation], [PROPOSED: TC (Town Center)], Ward 6 (Mack).

NOTICES MAILED 65 [Mailed with Z-0021-01 4/26/01 PC]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to a TC (Town Center) Zoning District.

2. If this Site Development Plan Review is not exercised within two years of the City Council approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.

3. The Site Development Plan shall depict the following:

- The Collector streets will have the 60-foot street configuration as shown in the Draft Town Center Residential Street detail or the 80-foot street configuration shown in the Draft Town Center Collector detail.

- No perimeter walls shall be allowed along any street that is 79 feet or less in width of street section.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining inasmuch as the applicant is represented by the same land use law firm that represents his company.

(Buckley, Littlefield and Quinn excused)

CHRIS GLORE, Planning and Development, stated this development will be the first single-family residential development within the Town Center since the adoption of the Town Center standards. It will be the first development for the Town Center expansion area that was included in the General Plan reviewed by the Commission on February 22, 2001 and approved by the City Council on April 4, 2001.

This project layout will set a positive precedent for residential subdivision design in the area. It depicts internal circulation, perimeter landscaping, and residential building elevations.

This plan will meet the 60-foot and 80-foot width street standards providing landscape, amenity zones, and other appropriate streetscape design features.

There are conditions to insure compatibility with Town Center standards regarding landscaping areas and planting plans.

Staff recommended approval, subject to the conditions.

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent Royal Construction. Approximately thirty days ago the zone change was approved for these properties for this residential subdivision. However, the site plan was held for thirty days so the applicant could meet with Public Works and Planning & Development to discuss the design and layout of residential development in Town Center. After those meetings they amended the design.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

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**ABEYANCE - Z-0021-01(1) - DORRELL
FRONTAGE, LIMITED LIABILITY COMPANY**

4. The setbacks for this development shall be a minimum of 18 feet to the front of the garage, 15 feet to the front of the house, 5 feet on the side, 10 feet on the corner side, and 10 feet in the rear.

5. The landscape plan shall depict compliance with the requirement of Title 19A.06.110 regarding 20 percent of the gross site acreage in open space, recreation area, pedestrian/bikeway facilities, and landscaped areas in public rights-of-way.

6. The landscape plan shall depict full compliance with the Town Center Collector standard, including alternating shade trees and flowering trees planted thirty feet on-center and two accent trees planted at each intersection, within the amenity zone. The sidewalk shall be constructed of the required finish. The landscape plan shall also depict any required accent paving.

Public Works

7. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed street layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

8. Site development to comply with the Town Center Development Standards, all applicable Conditions of Approval for Z-5-01 and all other site-related actions.

COMMISSIONER TRUESDELL commented that it is difficult to deal with residential in Town Center. Staff and the applicant have worked very hard on this request. This sets the standards for what is desired in that area.

CHAIRMAN GALATI echoed COMMISSIONER TRUESDELL's comments that the Commission appreciates all the hard work that went into this application.

ATTORNEY GRONAUER added that there have been many revisions to this development.

To be heard by the City Council on June 20, 2001.

(7:53 - 7:57) 1 - 760

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ITEM

ACTION

B-11.

ABEYANCE - RENOTIFICATION - VAC-0005-01 - G T 95, LIMITED LIABILITY COMPANY

Petition to vacate a portion of Grand Teton Drive, generally located between Grand Canyon Drive and the Tee Pee Lane alignment; and to vacate a Government Patent Reservation generally located along Grand Teton Drive between Grand Canyon Drive and the Tee Pee Lane alignment, Ward 6 (Mack).

NOTICES MAILED 5 [5/24/01 PC]
 5 [4/26/01 PC]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. (*Planning and Development*)

2. All development shall be in conformance with code requirements and design standards of all City Departments. (*Planning and Development*)

3. The legal description for the patent easement portion of this Vacation Application shall be amended to read as follows: "The north ninety feet (90') of the north one-hundred fifty feet (150') of the south half (S½) of the southwest quarter (SW¼) of the southeast quarter (SE¼) of Section 7, Township 19 South, Range 60 East". (*Public Works*)

**Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated that due to an amendment to the Master Plan of Streets and Highways, MSH-0004-00, Grand Teton Drive has been reduced in width from a 120-foot right-of-way to a 100-foot right-of-way, resulting in an excess of 10 feet of right-of-way adjacent to this site.

It is appropriate to vacate this excess right-of-way along the north side of Grand Teton Drive to allow the development of a single-family residential subdivision, which has been approved for this site.

Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: ROBERT GENZER, Director, Planning and Development, stated this item is represented by VTN Nevada, principals of which are partners of his in a property outside the City of Las Vegas. Therefore, he has not been involved in the processing or recommendation of these items.

To be heard by the City Council on July 5, 2001.

(7:57 - 7:59) 1 - 900

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ACTION

ABEYANCE - RENOTIFICATION - VAC-0005-01 - G T 95, LIMITED LIABILITY COMPANY

APPROVED

4. This Petition of Vacation shall be amended to retain a public multi-use trail easement over the 10 feet of right-of-way requested to be vacated and to vacate the northern 10 feet of the existing 15 foot wide public multi-use trail easement along the existing north edge of Grand Teton Drive. A 54-foot radius at the northeast corner of Grand Canyon Drive and Grand Teton Drive shall also be retained. *(Public Works)*

5. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. The Drainage Study required for Z-93-00 may be used to satisfy this condition. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. *(Public Works)*

6. All public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*

7. The Order of Vacation/Order of Relinquishment shall not be recorded until all of the above conditions have been met provided, however, that Condition #6 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed.

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ABEYANCE - RENOTIFICATION - VAC-0005-01 - G T 95, LIMITED LIABILITY COMPANY

APPROVED

8. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*

9. If the Order of Vacation /Order of Relinquishment is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

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ITEM

ACTION

B-12.

ABEYANCE - Z-0018-01(1), Z-0109-97(1) AND Z-0110-97(2) - BECKER REALTY, INC.

Request for a Site Development Plan Review FOR A PROPOSED 262,640 SQUARE FOOT RETAIL COMMERCIAL DEVELOPMENT on 27.6 acres on the south side of the northern Beltway alignment, west of Decatur Boulevard (APN: 125-25-501-009 and 125-25-601-009), R-E (Residence Estates) and C-1 (Limited Commercial) Zones under Resolution of Intent to R-PD15 (Residential Planned Development - 15 Units Per Acre), [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Mack).

NOTICES MAILED 539 [Mailed with GPA-0008-01, Z-0018-01, Z-0110-97(1)]
and (4/26/01 PC)

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The City Council shall approve a Rezoning to a C-1 (Limited Commercial) Zoning District.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan and elevations shall demonstrate compliance with the Residential Adjacency Standards prior to the issuance of any permits, any site grading, and all development activity for the site.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND SITE DEVELOPMENT PLAN REVIEW IS FOR SITE PLAN AS SUBMITTED AT MEETING.

Motion carried with Gordon abstaining inasmuch as one of the principals is a partner of his firm in another project.

(Buckley, Littlefield and Quinn excused)

CHRIS GLORE, Planning and Development, stated this item was held in abeyance from the Planning Commission meeting of April 10, 2001. This site plan depicts a layout typical of suburban retail character with large box inland retail and commercial pads separated by automobile parking lots. The commercial development will be appropriate in terms of the type and intensity of proposed uses to serve anticipated residential subdivision development in the surrounding area.

Because the bar of commercial center design in Las Vegas has been raised in recent years with commercial development in Town Center and Boca Park, conditions are recommended for approval of this site plan to incorporate some similar design features, including outdoor seating areas and landscape plazas adjacent to the Major A and Major B buildings and between the Pad 5 and Pad 6 buildings.

In addition, staff recommends parking spaces should not directly abut the Major A and Major B buildings consistent with Town Center design standards.

Staff recommended approval, subject to the conditions.

JIM STROH, JSA Architects, 6126 South Sandhill Road, Suite I, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(7:59 - 8:03) 1- 970

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ACTION

**ABEYANCE - Z-0018-01(1), Z-0109-97(1) AND
Z-0110-97(2) - BECKER REALTY, INC.**

APPROVED

5. The site plan shall be revised to depict seating areas and appropriate landscaping within plazas adjacent to the Major B and Shops B buildings and between the Pad 5 and Pad 6 buildings abutting Decatur Boulevard, and no parking spaces abutting the sidewalks fronting the Major A and Major B buildings.

6. The site plan shall depict trash enclosure quantity and locations to be approved by the Planning and Development Department.

7. The landscaping plans shall be revised to depict spacing of trees a maximum of 20 feet on-center within all perimeter planters, and within landscape planters along all three street frontages depict parking lot screening comprising either 30-inch high walls, 36-inch high living hedge, or berms.

8. All proposed 'pad' building elevations shall demonstrate, to the satisfaction of Planning and Development Department staff, all side and rear 'pad' building elevations consistent with front elevations, reflecting at a minimum the varied rooflines, and regularly-spaced vertical facade elements.

9. Fuel island canopy elevations shall be submitted depicting, to the satisfaction of Planning and Development Department staff, varied facade planes and vertical elements to reduce the appearance of mass, and to provide design consistency with the building elevations.

10. The rear (west) elevations of the Major A building and the Major B building and the north elevation of the Major A building shall depict a loading dock enclosure, consisting of a solid masonry wall of at least ten feet in height, along the length of the exterior side of the loading areas.

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ITEM

ACTION

**ABEYANCE - Z-0018-01(1), Z-0109-97(1) AND
Z-0110-97(2) - BECKER REALTY, INC.**

APPROVED

11. A Master Sign Plan shall be submitted for approval of Planning Commission and City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

13. A lighting plan shall be approved by the Planning and Development Department, including photometric plans demonstrating parking lot lighting standard heights appropriate for surrounding residential areas, and use of 'shoe-box' fixtures and downward-directed lights within the parking lots and gasoline canopies. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings.

Public Works

14. This development shall utilize the existing 60' access easement, otherwise if an alternate access for the property to the west of this site is proposed, the existing 60' access easement shall be vacated and an appropriate access easement shall be granted prior to the development of this site.

15. Construct half-street improvements including appropriate overpaving on Decatur Boulevard and Tropical Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

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ACTION

**ABEYANCE - Z-0018-01(1), Z-0109-97(1) AND
Z-0110-97(2) - BECKER REALTY, INC.**

APPROVED

16. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

17. The submitted Traffic Impact Analysis must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if

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ACTION

**ABEYANCE - Z-0018-01(1), Z-0109-97(1) AND
Z-0110-97(2) - BECKER REALTY, INC.**

APPROVED

recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

19. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

20. Site development to comply with all applicable Conditions of Approval for Zoning Reclassifications Z-109-97, Z-18-01 all other subsequent site-related actions.

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ACTION

B-13.

**Z-0024-99(23) - SOUTHWEST DESERT
EQUITIES, LIMITED LIABILITY COMPANY**

Request for a Major Modification to the Lone Mountain West Master Development Plan TO CHANGE THE LAND USE DESIGNATION FROM MEDIUM LOW (UP TO 12 DWELLING UNITS PER ACRE) TO MULTI-FAMILY MEDIUM (UP TO 25 DWELLING UNITS PER ACRE) on approximately 5.0 acres located on the north side of the Alexander Road alignment, approximately 660 feet west of the northern beltway alignment (APN: 137-01-401-010), U (Undeveloped) Zone, Ward 4 (Brown).

NOTICES MAILED 20

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Conformance to applicable standards of the Lone Mountain West Master Development Plan, The 2020 Master Plan, Title 19A, and the Las Vegas Urban Design and landscape standards.

2. Approval at a non-public hearing before the Planning Commission of an overall Site Development Plan Review for the entire 25-acre project.

Public Works

3. An update to the previously approved Master Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining inasmuch as the applicant is represented by the same land use law firm that represents his company.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this request will be consistent with the surrounding land use designations of Medium Density Residential to the south and east. The 30 acres to the south of this project, while designated for Medium Density Residential, is proposed to be developed as a senior housing development and that approval of this request will meet the additional need for multi-family development in the area. Staff recommended approval, subject to the conditions.

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared along with CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, Suite #205, to represent the applicant. ATTORNEY GRONAUER said this is a request for 5.0 acres of property for Multi-Family Medium because the property to the south is being proposed at 11 units per acre.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(8:03 - 8:08) 1 - 1110

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ITEM

ACTION

**Z-0024-99(23) - SOUTHWEST DESERT
EQUITIES, LIMITED LIABILITY COMPANY**

APPROVED

4. An update to the previously approved Master Traffic Impact Analyses for the Lone Mountain Planned Development and the Lone Mountain West Planned Development must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analyses prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

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ACTION

B-14.

Z-0028-01 - NEW LIFE MANAGEMENT AND DEVELOPMENT

Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 10 acres located on the north side of the Gilmore Avenue alignment and on the west side of the western beltway alignment (APN: 137-12-101-011, 012, and 013), PROPOSED USE: 340-UNIT SENIOR LIVING FACILITY, Ward 4 (Brown).

NOTICES MAILED 30 [Mailed with Z-0028-01]

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity on this site.

Public Works

3. Submit a Petition of Vacation for Marla Street and the unnamed east-west street along the north side of APN#137-12-101-012 that intersects with Marla Street. Such vacation shall be recorded prior to the issuance of any building or grading permits over the area to be vacated.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining inasmuch as the applicant is represented by the same land use law firm that represents his company.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this request will conform to the General Plan and to the intent of the Lone Mountain West Master Development Plan. Staff recommended approval, subject to the conditions.

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared along with CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, Suite #205, to represent the applicant. ATTORNEY GRONAUER concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. He felt this is a nice project.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-15 for related discussion.

To be heard by the City Council on July 5, 2001.

(8:08 - 8:12) 1 - 1200

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Z-0028-01 - NEW LIFE MANAGEMENT AND DEVELOPMENT

APPROVED

4. Submit a plan for approval by the City Engineer for the termination of Gilmore Avenue. Dedicate or vacate the portions of the Gilmore Avenue right-of-way as necessary per the approved plan prior to the issuance of any permits over the area to be vacated. Construct any half-street improvements including appropriate overpaving on Gilmore Avenue as required per the approved plan concurrent with development of this site.

5. Dedicate 40 feet of right-of-way adjacent to this site for Alexander Road prior to the issuance of any permits.

6. Provide a minimum of two lanes of paved, legal access to this site along a logical route concurrent with development of this site.

7. Construct half-street improvements including appropriate overpaving on Alexander Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

8. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to the southwest corner of the development to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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Z-0028-01 - NEW LIFE MANAGEMENT AND DEVELOPMENT

APPROVED

9. An update to the previously approved Lone Mountain West Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements,

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Z-0028-01 - NEW LIFE MANAGEMENT AND DEVELOPMENT

the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

APPROVED

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ITEM

ACTION

B-15.

Z-0028-01(1) & Z-0024-99(24) - NEW LIFE MANAGEMENT AND DEVELOPMENT

Request for a Site Development Plan Review FOR A PROPOSED 340-UNIT SENIOR LIVING FACILITY on approximately 30 acres located on the south side of the Alexander Road alignment and on the west side of the Western Beltway alignment (APN: 137-12-101-004, 005, 006, 010, 011, 012, and 013). U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development)], Ward 4 (Brown).

NOTICES MAILED 30 [Mailed with Z-0028-01]

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Submit a revised site plan that depicts 8 handicap parking spaces throughout the site.
2. The City Council shall approve a Rezoning [Z-0028-01] to a PD (Planned Development) Zoning District on the 10 remaining acres of the overall site.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS, WITH ADDITIONAL CONDITION THAT THE APPLICANT ALONG WITH THE PLANNING AND DEVELOPMENT STAFF SHALL COOPERATIVELY PREPARE A MUTUALLY ACCEPTABLE METHOD FOR COMPLIANCE WITH THE REQUIREMENT FOR CONTRIBUTION TO THE FUTURE DEVELOPMENT OF THE PLANNED PARK 2.

Motion carried with Gordon abstaining inasmuch as the applicant is represented by the same land use law firm that represents his company.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this site plan depicts an orderly placement of buildings and drive aisles. However, staff is recommending a condition that requires submittal of the revised site plan depicting eight handicapped parking spaces. Further, staff has recommended a condition that requires the applicant to contribute towards the development of Part 2. This development will be compatible with other uses proposed in the Lone Mountain West Master Plan and will ultimately enhance the overall quality and diversity of housing types available. Staff recommended approval, subject to the conditions, with an additional condition as follows: The applicant along with the Planning and Development Staff shall cooperatively prepare a mutually acceptable method for compliance with the requirement for contribution to the future development of the planned Park 2.

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared along with CALVIN CHAMPLIN, Quadrant Planning, 3320 North Buffalo Drive, Suite #205, to represent the applicant. ATTORNEY GRONAUER said this is a unique concept that consists of 30 acres on the southeast portion of the property where there will be single independent cottages and to the northwest of the property where there will be dependent living for an assisted care facility. There will be a nine-hole golf course, tennis courts, pool area, etc. It will be a high-end assisted care project. He concurred with staff's conditions.

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Z-0028-01(1) & Z-0024-99(24) - NEW LIFE MANAGEMENT AND DEVELOPMENT

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

6. Landscaping plan must be submitted prior to or at the same time application is made for a building permit.

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. All City Code requirements and design standards of all City departments must be satisfied.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. He felt this is a nice project.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item No. B-14 for related discussion.

To be heard by the City Council on July 5, 2001.

(8:08 - 8:12) 1 - 1200

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ACTION

**Z-0028-01(1) & Z-0024-99(24) - NEW LIFE
MANAGEMENT AND DEVELOPMENT**

Public Works

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

13. Site development to comply with all applicable Conditions of Approval for Z-28-01 and all other site-related actions.

APPROVED

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ACTION

B-16.

Z-0029-01 - ABLF, LIMITED LIABILITY COMPANY

Request for a Rezoning FROM: P-R (Professional Office and Parking) TO: C-1 (Limited Commercial) on approximately 1.0 acres at 1201 Arville Street (APN: 162-06-510-018), PROPOSED USE: RETAIL, Ward 1 (M. McDonald).

NOTICES MAILED 72

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This application shall be amended to C-D (Designed Commercial).

2. A Resolution of Intent with a two-year time limit.

3. Conformance to the site plan as submitted.

Public Works

4. Construct full-width alley paving adjacent to this site and extending eastward to tie into existing improvements prior to occupancy of this site.

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

Truesdell -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this rezoning request is too intense for the surrounding land uses, which are two churches to the east, professional offices to the south, and single family residential to the southeast. Staff recommended a condition reducing this application to C-D (Designed Commercial), which will allow for most of the uses allowed in C-1 (Limited Commercial), with the exception of uses such as fast food and convenience stores. Staff recommended approval, subject to the conditions.

LLOYD HARRIS, ABLF, Limited Liability Company, 840 South Rancho Drive, Suite #4-255, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(8:12 - 8:13) 1 - 1420

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Z-0029-01 - ABLF, LIMITED LIABILITY COMPANY

APPROVED

6. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.

7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the

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development of this site.

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ITEM

ACTION

B-17.

Z-0030-01 - CITY OF LAS VEGAS

Request for a Rezoning FROM: U (Undeveloped) [P (Park) General Plan Designation] TO: C-V (Civic) on approximately 10.78 acres on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), PROPOSED USE: PARK, Ward 4 (Brown).

NOTICES MAILED 353 [Mailed with Z-0030-01(1)]

APPROVALS 0

PROTESTS 0

Gordon -

ABEYANCE ITEM NOS. B-17 AND B-18 TO THE JUNE 14, 2001 PLANNING COMMISSION MEETING.

Motion carried with Galati abstaining inasmuch as his architectural firm is representing this application. (Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested abeyance of Item Nos. B-17 and B-18 until the June 14, 2001 meeting.

BARRY TEDESCO, Lucchesi Galati Architects, 500 Pilot Road, appeared to represent the applicant.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the Planning Commission on June 14, 2001.

(7:38 - 7:39) 1 - 240

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ACTION

B-18.

Z-0030-01(1) - CITY OF LAS VEGAS

Request for a Site Development Plan Review FOR A 10.78 ACRE CITY PARK on the west side of Campbell Road, approximately 330 feet south of Alexander Road (APN: 138-08-101-015), U (Undeveloped) Zone [P (Park) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 4 (Brown).

NOTICES MAILED 353 [Mailed with Z-0030-01]

APPROVALS 0

PROTESTS 0

Gordon -

ABEYANCE ITEM NOS. B-17 AND B-18 TO THE JUNE 14, 2001 PLANNING COMMISSION MEETING.

Motion carried with Galati abstaining inasmuch as his architectural firm is representing this application. (Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant has requested abeyance of Item Nos. B-17 and B-18 until the June 14, 2001 meeting.

BARRY TEDESCO, Lucchesi Galati Architects, 500 Pilot Road, appeared to represent the applicant.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the Planning Commission on June 14, 2001.

(7:38 - 7:39) 1 - 240

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ACTION

B-19.

Z-0032-01 - PARDEE CONSTRUCTION COMPANY NEVADA

Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: TC (Town Center) on 5.1 acres on the north side of the Farm Road alignment, approximately 330 feet east of the Tee Pee Lane alignment (APN: 125-18-601-009), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 112 [Mailed with Z-033-01 and Z-0034-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate appropriate public right-of-way adjacent and internal to these sites concurrent with development of these sites. Final dedication will be determined upon submittal of individual site plans.
4. Construct appropriate half-street improvements, including overpaving, adjacent and internal to these sites concurrent with development of these sites. Final half-street construction requirements will be determined upon submittal of individual site plans.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 6 AMENDED TO EXTEND THE PUBLIC SEWER TO THE WEST EDGE OF THIS SITE IN FARM ROAD CONCURRENT WITH DEVELOPMENT TO A LOCATION ACCEPTABLE TO THE CITY ENGINEER AND PROVIDE PUBLIC SEWER EASEMENTS FOR PUBLIC SEWERS NOT LOCATED WITHIN EXISTING PUBLIC STREET RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF ANY PERMITS OR RECORDATION OF ANY FINAL MAP.

Unanimous

(Buckley, Littlefield and Quinn excused)

CHRIS GLORE, Planning and Development, stated this site is designated Medium-Low Residential on the Town Center Land Use Map of the Centennial Hills Sector of the General Plan. The requested rezoning to TC (Town Center) is consistent with the General Plan designations and with the General Plan designations of surrounding properties if future residential development on the subject sites is within the allowable residential densities. Staff recommended approval, subject to the conditions.

APRIL McGRIFF, Bossard Developer Services, 2920 North Green Valley Parkway, Suite #814, appeared along with KEN HANIFAN, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, to represent the applicant. MS. McGRIFF requested Condition No. 6 be modified to extend the public sewer to the west edge of this site in Farm Road concurrent with development to a location acceptable to the City Engineer.

DAPHNEE LEGARZA, Public Works, responded that staff has no objection to the change to Condition No. 6. However, she requested a sentence to provide public sewer easements for public sewers not located within existing public street right-of-way prior to the issuance of any permits or recordation of any Final Map.

MS. McGRIFF agreed to that additional sentence.

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COMPANY NEVADA**

5. Provide a minimum of two lanes of paved, legal access to each site along a logical route concurrent with development of each site.

6. Extend public sewer to the west edge of this site in the Farm Road, Severance Lane, Elkhorn Road, Dorrell Lane and Deer Springs Way alignments to location acceptable to the City Engineer. Provide public sewer easements for public sewers not located within existing public street right-of-way prior to the issuance of any permits or recordation of any Final Map.

7. A Traffic Impact Analysis must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(8:13 - 8:18) 1 - 1490

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APPROVED

granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first., if allowed by the City Engineer.

9. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews.

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ACTION

B-20.

**Z-0033-01 - PARDEE CONSTRUCTION
COMPANY NEVADA**

Request for a Rezoning FROM: U (Undeveloped) [ML-EXP (Medium-Low) General Plan Designation] TO: TC (Town Center) on 2.04 acres on the north side of the Farm Road alignment approximately 330 feet west of the Tee Pee Lane alignment (APN: 125-18-601-008); and FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: TC (Town Center) on 17.49 acres on the west side of the Tee Pee Lane alignment between the Farm Road alignment on the north and approximately 660 feet north of the Dorrell Road alignment on the south (APN: 125-18-701-004, 010, 011; 125-18-801-012; and 125-19-501-005), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 112 [Mailed with Z-0032-01 and Z-0034-01]

APPROVALS 0

PROTESTS 0

Truesdell -
**ABEYANCE UNTIL THE JUNE 14, 2001 PLANNING
COMMISSION MEETING SO IT CAN BE RE-NOTIFIED.**

**Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the June 14, 2001 meeting so it can be re-notified.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

**To be heard by the Planning Commission on June 14,
2001.**

(7:39 - 7:40) 1 - 300

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ACTION

B-21.

Z-0034-01 - PARDEE CONSTRUCTION COMPANY NEVADA

Request for a Rezoning FROM: U (Undeveloped) [L-TC (Low Residential) General Plan Designation] TO: T-C (Town Center) on 69.6 acres located within an area bound by the Farm Road alignment on the north, the Tee Pee Lane alignment on the west, the Fort Apache Road alignment on the east, and approximately 660 feet south of the Deer Springs Way alignment on the south (APN: 125-18-601-009; 125-18-701-012, 013, 014; 125-18-702-001, 002, 003; 125-18-801-006, 007, 014; 125-19-501-007, 008, 017, 018; 125-19-601-013, 014; 125-19-602-004, 006; and 125-19-701-006), PROPOSED USE: SINGLE FAMILY RESIDENTIAL, Ward 6 (Mack).

NOTICES MAILED 112 [Mailed with Z-0032-01 and Z-0033-01]

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to approval of a Tentative Map, issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate appropriate public right-of-way adjacent and internal to these sites concurrent with development of these sites. Final dedication will be determined upon submittal of individual site plans.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS AND CONDITION NO. 6 AMENDED TO EXTEND THE PUBLIC SEWER TO THE WEST EDGE OF THIS SITE IN FARM ROAD, SEVERANCE LANE, ELKHORN ROAD, DORRELL LANE AND DEER SPRINGS WAY CONCURRENT WITH DEVELOPMENT TO A LOCATION ACCEPTABLE TO THE CITY ENGINEER AND PROVIDE PUBLIC SEWER EASEMENTS FOR PUBLIC SEWERS NOT LOCATED WITHIN EXISTING PUBLIC STREET RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF ANY PERMITS OR RECORDATION OF ANY FINAL MAP.

**Unanimous
(Buckley, Littlefield and Quinn excused)**

CHRIS GLORE, Planning and Development, stated this site is designated Low Density Residential on the Town Center Land Use Map of the Centennial Hills Sector of the General Plan. The requested rezoning to TC (Town Center) is consistent with the General Plan designation and with the General Plan designations of surrounding properties if future residential development on the subject sites are within the allowable residential densities. Staff recommended approval, subject to the conditions.

APRIL McGRIFF, Bossard Developer Services, 2920 North Green Valley Parkway, Suite #814, Henderson, Nevada, appeared to represent the applicant. MS. McGRIFF concurred with staff's conditions with the exception of Condition No. 6, which she requested be modified to extend the public sewer to the west edge of this site in Farm Road, Severance Lane, Elkhorn Road, Dorrell Lane and Deer Springs Way alignments to a location acceptable to the City Engineer concurrent with development of each site.

DAPHNEE LEGARZA, Public Works, responded that staff has no objection to the change to Condition No. 6. However, she requested an additional sentence to provide public sewer easements for public sewers not located within existing public street right-of-way prior to the issuance of any permits or recordation of any Final Map.

MS. McGRIFF agreed to that additional sentence.

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**Z-0034-01 - PARDEE CONSTRUCTION
COMPANY NEVADA**

4. Construct appropriate half-street improvements, including overpaving, adjacent and internal to these sites concurrent with development of these sites. Final half-street construction requirements will be determined upon submittal of individual site plans.

5. Provide a minimum of two lanes of paved, legal access to each site along a logical route concurrent with development of each site.

6. Extend public sewer to the west edge of this site in the Farm Road, Severance Lane, Elkhorn Road, Dorrell Lane and Deer Springs Way alignments to location acceptable to the City Engineer. Provide public sewer easements for public sewers not located within existing public street right-of-way prior to the issuance of any permits or recordation of any Final Map.

7. A Traffic Impact Analysis must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(8:18 - 8:19) 1 - 1600

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**Z-0034-01 - PARDEE CONSTRUCTION
COMPANY NEVADA**

APPROVED

development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for any site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved drainage plan/study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved drainage plan/study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first, if allowed by the City Engineer.

9. The final layout of each development within the Planned Development Area shall be determined at the time of approval of individual Tentative Maps and/or Site Development Plan Reviews.

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ACTION

B-22.

U-0043-94(2) - VILLAGE, INC. ON BEHALF OF LAMAR OUTDOOR ADVERTISING COMPANY

Required Two Year Review on an approved Special Use Permit which allowed two 55 foot high, 14 foot x 48 foot off-premise advertising (billboard) signs at 3900 and 3920 West Charleston Boulevard (APN: 139-31-801-011 and 012), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 27

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) signs be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

2. If either of the existing off-premise advertising sign structures are removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

Gordon -

APPROVED 3920 WEST CHARLESTON BOULEVARD BILLBOARD AND DENIED 3900 WEST CHARLESTON BOULEVARD BILLBOARD, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated Section 19A.14.100 of the Las Vegas Municipal Code allows for the removal of an off-premise sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards for approval of a Special Use Permit. While the area immediately surrounding the subject site has not changed substantially in the two years since the last review of the Special Use Permit, billboards generally are not conducive to new development in an area and are not an appropriate use in perpetuity. Staff recommended approval, subject to the conditions.

KELLEEN COTA, Lamar Outdoor Advertising Company, 1863 Helm Drive, appeared to represent the application. She concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, said he objects to the billboard on Valley View because the Water District and Demonstration Gardens are developed in that area and this billboard would not be compatible. However, he did not object to the billboard on Charleston Boulevard.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL felt this area is changing.

COMMISSIONER GORDON added that the Water District has spent a significant amount of money in refurbishing and adding onto their facility directly across the street from this sign on Valley View Boulevard. He proceeded to make a motion that the sign on Charleston Boulevard be approved and the sign on Valley View Boulevard be denied.

Billboard located at 3920 West Charleston Boulevard be heard at the July 5, 2001 City Council meeting and final action on the billboard located at 3900 West Charleston Boulevard.

(8:19 - 8:23) 1 - 1700

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**U-0043-94(2) - VILLAGE, INC. ON BEHALF
OF LAMAR OUTDOOR ADVERTISING
COMPANY**

3. The off-premise advertising (billboard) signs and supporting structures shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) signs.

APPROVAL OF BILLBOARD LOCATED AT 3920 WEST CHARLESTON BOULEVARD AND DENIAL OF BILLBOARD LOCATED AT 3900 WEST CHARLESTON BOULEVARD.

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ACTION

B-23.

U-0054-01 - CHARLESTON ASSOCIATES, LIMITED LIABILITY COMPANY

Request for a Special Use Permit and Site Development Plan Review FOR A 6,218 SQUARE FOOT SUPPER CLUB on 1.15 acres on the east side of Rampart Boulevard, approximately 220 feet north of Charleston Boulevard within Boca Park Phase 1 (APN:138-32-412-020), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), Ward 2 (L.B. McDonald).

NOTICES MAILED 386

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of this Special Use Permit does not constitute approval of a liquor license.
2. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
3. Conformance to the Conditions of Approval for Boca Park Phase I Master Development Plan.
4. If this Special Use Permit is not exercised within two years after the approval, this Special Use Permit shall be void unless an Extension of Time has been granted.
5. All City Code requirements and all City departments' design standards shall be met.
6. All development shall be in conformance with the site development plan, landscape plan, and building elevations, except where amended by Conditions of Approval.

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Gordon abstaining inasmuch as the applicant is represented by the same land use law firm that represents his company.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that there are no protected uses within 400 feet of this property; thus, the supper club can be conducted in a manner that is compatible with surrounding uses. However, staff has recommended a condition that requires one landscape planter finger for every six parking spaces and the planting of the landscaping along Rampart Boulevard if the master developer has not already done so. Staff recommended approval, subject to the conditions.

ATTORNEY ROBERT GRONAUER, Kummer Kaempfer Bonner and Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared to represent the applicant. This is a proposed restaurant with an Italian theme. The owner of this restaurant is from a restaurant in the Bellagio Hotel/Casino. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(8:23 - 8:25) 1 - 1850

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**U-0054-01 - CHARLESTON ASSOCIATES,
LIMITED LIABILITY COMPANY**

APPROVED

7. If this Site Development Plan Review is not exercised within two years of this approval, this approval shall be void unless an Extension of Time is granted.

8. The landscape plan shall be revised to reflect the addition of landscape planter fingers at a rate of one per every six parking spaces. In addition, the landscape plan shall be revised to reflect compliance with required landscaping along Rampart Boulevard if the landscaping is not already installed by the Master Developer.

9. The Applicant shall submit a color palate depicting compliance with the approved color scheme of Boca Park Phase I, prior to the issuance of any permits.

10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets. The trash area enclosure shall be constructed of solid block, a minimum of six feet in height, and designed to match colors of the building.

11. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

12. All City Code requirements and design standards of all City departments must be satisfied.

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**U-0054-01 - CHARLESTON ASSOCIATES,
LIMITED LIABILITY COMPANY**

APPROVED

Public Works

13. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

14. Site development to comply with all applicable Conditions of Approval for the Peccole Town Center (AKA Boca Park), Zoning Reclassification Z-30-92 and all other subsequent site-related actions.

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ACTION

B-24.

U-0056-01 - YS & AJ ASSOCIATES ON BEHALF OF CINGULAR WIRELESS

Request for a Special Use Permit and Site Development Plan Review FOR A 60-FOOT TALL WIRELESS COMMUNICATION FACILITY (STEALTH FLAGPOLE), on approximately 1.73 acres at 450 South Buffalo Road (APN: 138-34-201-001), C-1 (Limited Commercial) Zone, Ward 2 (L.B. McDonald).

NOTICES MAILED 275

APPROVALS 0

PROTESTS 1 [Within Notification]

CONCERNS 1 [Within Notification]

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell - DENIED

Motion carried with Goynes voting NO. (Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this facility can be conducted in a manner that is compatible with the existing surrounding commercial land uses. Staff recommended approval, subject to the conditions.

ROGER SPENCER, Cingular Wireless, 1211 Town Center, Suite #100, appeared to represent the application. This is a request for a 60-foot high monopole where 45-feet is permitted. It will be a stealth pole. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER TRUESDELL liked the idea of a flagpole. It could have more of an effect if it were on the corner in front of the center. This is in the middle of a residential neighborhood. He was concerned about the height being requested.

COMMISSIONER GORDON asked the color of the pole.

MR. SPENCER responded that it will be painted white. A 60 foot high pole will allow only one pole instead of two or three 45 foot high poles.

This is final action.

(8:25 - 8:29) 1 - 1940

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ITEM

ACTION

B-25.

U-0057-01 - KIR CHARLESTON 036, LIMITED LIABILITY COMPANY ON BEHALF OF VERIZON WIRELESS

Request for a Special Use Permit and Site Development Plan Review FOR A 60-FOOT TALL WIRELESS COMMUNICATION FACILITY on 2.14 acres at 1800 East Charleston Boulevard (APN: 162-02-510-008), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

NOTICES MAILED 110

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall make good-faith effort to relocate the proposed monopole and support facility to an area of the commercial site without adjacency to residential uses.
2. The submitted elevations shall be revised to depict the surrounding wall to be of 20% contrasting, decorative materials.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. All City Code requirements and design standards of all City departments must be satisfied.

Truesdell -
DENIED

**Motion carried with Goynes voting NO.
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this communication tower is an appropriate use for this site and meets all zoning code requirements. The slimline design and neutral color is aesthetically acceptable for this type of structure.

The submitted plans depict the monopole and support equipment to be located near an existing multi-family residential development, which is not the most appropriate location. There is a condition requiring the applicant to attempt to relocate the monopole and support facility to another area of the commercial site without adjacency to residential uses.

Staff recommended approval, subject to the conditions.

CHRIS WENER, Spectrum Surveying and Engineering, 3002 Rigel Avenue, appeared to represent Verizon Wireless. This would be a 60-foot high communication monopole behind a shopping center. It meets with the Residential Adjacency Standards and will be located as far north at the rear of the complex as possible and have a slimline design with the antennas flush mounted to the pole. It is painted to coordinate with the shopping center. He requested Condition No. 1 be removed. Staff wanted the applicant to look at the rest of the property and see if this monopole could be put farther north so it is not at the south end of the property. The proposed location will have the least impact on the surrounding development. In addition, they plan to construct a decorative block wall.

COMMISSIONER GORDON suggested placing the monopole east of the Sav-On Drug store behind the shops. That would get it away from residential and between two commercial properties.

MR. WENER explained that the two commercial properties have separate owners so they were unable to lease the adjacent property.

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ACTION

U-0057-01 - KIR CHARLESTON 036, LIMITED
LIABILITY COMPANY ON BEHALF OF
VERIZON WIRELESS

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval since a communication tower is needed in the area. Rather than have a 60-foot high tower with co-location, he would prefer an 80-foot high tower as it would be less noticeable and they would not be coming back to have the pole raised for another antenna.

CHAIRMAN GALATI declared the Public Hearing closed.

MR. WENER said they looked at a pole at the Blue Angel Motel. There are three sets of antennas on that pole already. Verizon Wireless would have to co-locate their antenna at the lowest height, which would be around 35 feet. The proposed pole is designed to have a second antenna at 50 feet.

COMMISSIONER TRUESDELL asked why these towers are not located on transmission lines.

MR. WENER explained that Verizon Wireless has a master lease agreement with Nevada Power Company. There are approximately eight sites within Nevada Power Company substations, which are a different design. There are two sets of lines within that corridor; one is a wood pole line and not designed to accommodate additional attachments. There is also a steel pole line, which is just a distribution service, not additional attachments. They are trying to mount antennas on power poles in a couple other locations with the Power Company. However, the Power Company is concerned about having non-company employees work in and around their poles with their relative proximity to the energized conductor.

COMMISSIONER TRUESDELL added that there is approximately 150 feet of area where a pole could fit and replace a wood pole and be almost unseen. His biggest concern with the proposed location is the fact that there are 300 apartments nearby. He suggested having two 40-foot high flagpoles in a garden cluster in the middle of the shopping center.

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ITEM

ACTION

**U-0057-01 - KIR CHARLESTON 036, LIMITED
LIABILITY COMPANY ON BEHALF OF
VERIZON WIRELESS**

MR. WENER responded that this location is not an independently owned parcel. It is an easement. That does not give the Power Company full rights to build anything in that property. A 40 foot high facility would not be high enough for transmission. They will be constructing a block wall where 20% will be of contrasting, decorative materials.

COMMISSIONER GORDON commented that there is a pole at Cheyenne and Durango within a Nevada Power Company facility that has an undesirable appearance. These poles should be painted a color where they are not obtrusive to the neighborhood. In addition, the Planning Commission does not make recommendations in respect to CC&R's, but he urged the applicant to review those to see if this use is prohibited.

MR. WENER responded that was an issue with the properties on the east side of the parcel and all parties have agreed to this pole. The color is one of staff's standard conditions. Most of their sites get approved administratively because they are mounted to the parapet.

CHAIRMAN GALATI felt this pole is too close to residential properties.

This is final action.

(8:29 - 8:44) 1 - 2100

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ITEM

ACTION

B-26.

**U-0058-01 - CITY OF LAS VEGAS ON
BEHALF OF VERIZON WIRELESS**

Request for a Special Use Permit and Site Development Plan Review FOR A 60-FOOT TALL WIRELESS COMMUNICATION FACILITY on 1.18 acres on the northwest corner of the intersection of Owens Avenue and "J" Street (APN: 139-21-803-008), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING IN AN EFFORT TO PROPERLY NOTIFY THE REQUEST

Truesdell -
ABEYANCE TO THE JUNE 28, 2001 PLANNING COMMISSION MEETING SO IT CAN BE RE-NOTIFIED.

**Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the June 28, 2001 meeting to re-notify the item.

There was no one present to represent this application.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the Planning Commission on June 28, 2001.

(7:40 - 7:41) 1 - 330

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ITEM

ACTION

B-27.

**U-0059-01 - RANCHO DECATUR, LIMITED
LIABILITY COMPANY ON BEHALF OF LAMAR
ADVERTISING**

Request for a Special Use Permit and Site Development Plan Review FOR SIX (6) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS on the south side of the intersection of Rancho Drive and Decatur Boulevard (APN: 139-18-302-004 and 139-18-403-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

NOTICES MAILED 160

APPROVALS 0

PROTESTS 2 Speakers

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Special Use Permit approval is limited to the five (5) off-premise advertising (billboard) sign structures depicted along Rancho Drive.

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

**Gordon -
DENIED
Unanimous
(Buckley, Littlefield and Quinn excused)**

CHRIS GLORE, Planning and Development, stated that on November 1, 2000 the required Special Use Permit five-year review for two billboards on this site were withdrawn at the City Council meeting and the billboards were subsequently removed from the property. The off-premise sign use is consistent with the range of intensive commercial uses allowed within the C-2 (General Commercial) zoning of this site and the existing commercial character along Rancho Drive frontage. It will be an appropriate interim use for at least two years or until such time as a commercial development proposal is approved for this site. The off-premise sign use is not appropriate along Decatur Boulevard as residential development is just over 300 feet from the proposed sign location. Staff recommended approval for five of the six signs, subject to the conditions.

KELLEEN COTA, LAMAR Outdoor Advertising, 1863 Helm Drive, appeared to represent the application. These signs meet the standard requirements. They do not want all six signs to be on Rancho Drive.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in protest. He is against even one sign in this airport area. The idea is to get rid of the signs, not put more up.

ATTORNEY MATTHEW HEINHOLD, General Counsel for Stations, Inc., 2411 West Sahara Avenue, appeared in protest. They have three casinos on Rancho Drive. There are already enough billboards on Rancho Drive and this would increase the clutter.

CHAIRMAN GALATI declared the Public Hearing closed.

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ACTION

**U-0059-01 - RANCHO DECATUR, LIMITED
LIABILITY COMPANY ON BEHALF OF LAMAR
ADVERTISING**

COMMISSIONER GORDON felt there must be a better use of this valuable piece of real estate along Rancho Drive. Billboards are appropriate along freeways.

COMMISSIONER TRUESDELL thought this request should not have been brought before the Planning Commission since it is too many signs.

CHAIRMAN GALATI also felt this is an over proliferation of signs. This area is starting to redevelop.

This is final action.

(8:44 - 8:50) 1 - 2840

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ACTION

**U-0059-01 - RANCHO DECATUR, LIMITED
LIABILITY COMPANY ON BEHALF OF LAMAR
ADVERTISING**

DENIED

3. If the existing off-premise advertising (billboard) sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising (billboard) structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

4. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) signs.

5. The applicant must file Form 7460-1 with the Federal Aviation Administration and must obtain either a permit from the Clark County Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment prior to construction of any of the proposed off-premise advertising (billboard) sign structures.

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ITEM

ACTION

B-28.

U-0060-01 - JOE AND KAREN MADRIL ON BEHALF OF ALFREDO SAMSON

Request for a Special Use Permit and Site Development Plan Review with a reduction of required site perimeter landscaping FOR A PROPOSED CHURCH at 5058 East Van Buren Avenue (APN: 140-29-510-028), R-E (Residence Estates) Zone, Ward 3 (Reese).

NOTICES MAILED 77

APPROVALS 0

PROTESTS 4 Speakers
36 (Petition)

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The site plan shall be revised to depict compliance with the Title 19A.08.040 requirements for a side setback of 10 feet, or a Variance to the setback requirement shall be approved by the City Council prior to the issuance of any permits, any site grading, and all development activity for the site.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The applicant shall submit for staff review revised elevations the west façade depicting added articulation (windows, doors, or similar decorative treatment) as depicted to similar to the other façades.

**Gordon -
DENIED
Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated the existing structure is a 2,320 square foot building originally built as a single-family house. This addition will add 1,416 square feet to the structure and will be converted to a church. Access to this site is provided by a single 25-foot wide driveway from Van Buren Avenue. The elevations depict a two-story stucco building with a shingle roof. Landscaping will be provided along the perimeter of the site in planters ranging in widths from 4 to 12 feet. Parking lot landscaping will consist of four- foot wide end aisle planters. The site plan generally depicts an orderly site layout and adequate parking provided. However, staff finds that the submitted site plan does not meet City standards for setbacks. The existing residence, which is to be converted, and the proposed addition indicate a four-foot setback from the west property line where ten feet is required in the R-E (Residence Estates) zoning district. Staff has a condition recommending a Variance be approved or the site plan revised to depict compliance with all setback requirements. The north, south and east elevations are acceptable for the proposed use. However, there is a condition requiring the west elevation be revised to depict adequate articulations: windows, doors, or similar decorative treatment, similar to the other facades. Staff recommended approval, subject to the conditions.

PASTOR ALFREDO SAMSON, 1615 South Pacific Avenue, appeared to represent the application. He concurred with the conditions.

CHAIRMAN GALATI declared the Public Hearing open.

DIANA SCHELL, 4898 East Van Buren Avenue, appeared in protest and submitted a petition to the Clerk with 36 signatures in opposition. This will change the lifestyle of the residents. Van Buren Avenue is a way for traffic to cut through and this will increase the traffic. This church is next to Big Dog's Bar. This lot is too small for what is being proposed.

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**U-0060-01 - JOE AND KAREN MADRIL ON
BEHALF OF ALFREDO SAMSON**

5. Elevations shall be revised and submitted for staff review depicting colors for the proposed addition in conformance with the existing building color, and depicting concrete tile roofing materials.

6. A revised landscape plan shall be submitted for staff review depicting the following changes: the parking lot end aisle planters shall be a minimum width of five feet, and contain a minimum of two 24-inch box tree and four 5-gallon shrubs per tree for each double row of parking; and the front property line tree spacing shall be a minimum of 20 feet on center.

7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

8. Landscaping plan must be submitted prior to or at the same time application is made for a building permit.

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

MARTA MINTY, 4740 East Van Buren Avenue, appeared in protest. There is a lot of traffic on Van Buren Avenue already. They want to keep this a rural area. This property should be developed with single-family dwellings.

JOHN BARNETT, 4958 East Van Buren Avenue, appeared in protest. They do not need more traffic. This is a quiet area.

LYSENDA KIRKBERG, 4878 East Van Buren Avenue, appeared in protest. The traffic is consistently traveling about 45 or 50 mph in front of her home. They are impacted by the school and bar traffic.

CHAIRMAN GALATI declared the Public Hearing closed.

PASTOR SAMSON appeared in rebuttal. They only have church services on Wednesday evenings and Sunday mornings. This property will be primarily vacant at other times. There will only be 15 to 20 cars on the property during the services.

COMMISSIONER GORDON was concerned that a different denomination could take the place of this one with an increase in membership.

This is final action.

(8:50 - 9:00) 1 - 3130

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ITEM

ACTION

**U-0060-01 - JOE AND KAREN MADRIL ON
BEHALF OF ALFREDO SAMSON**

DENIED

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Construct all incomplete half-street improvements (sidewalk and street lights) on Van Buren Avenue adjacent to this site, concurrent with development of this site.

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

15. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new or modifications to existing driveways shall meet the approval of the Traffic Engineering Representative.

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**U-0060-01 - JOE AND KAREN MADRIL ON
BEHALF OF ALFREDO SAMSON**

DENIED

16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

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ACTION

B-29.

U-0061-01 - ROBERT SCHMIDT ON BEHALF OF JORDAN MINTCHEV

Request for a Special Use Permit FOR OPEN AIR VENDING (HOT DOG CART) IN CONJUNCTION WITH AN EXISTING CAR WASH at 4820 West Charleston Boulevard (APN: 138-36-804-008), C-2 (General Commercial) Zone, Ward 1 (M. McDonald).

NOTICES MAILED 67

APPROVALS 1 Speaker

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. No open flame cooking is allowed.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City Code requirements and all City departments' design standards shall be met.

Public Works

4. The proposed open air vending (hot dog cart) shall be located outside the existing driveway and drive aisle internal to this site so as to not impede the flow of either vehicular or pedestrian traffic along Charleston Boulevard.

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS. Motion carried with Truesdell abstaining inasmuch as his company is marketing a property next door. (Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated a hot dog cart is not typically associated with a car wash, but it will not negatively affect that operation or on-site circulation. Staff recommended approval, subject to the conditions.

JORDAN MINTCHEV, 100 North Wallace Building #3, Apt. #219, appeared to represent the application. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

TODD FARLOW, 240 North 19th Street, appeared in approval. This should work out well with the car wash.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(9:00 - 9:02) 1 - 3710

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ITEM

ACTION

B-30.

MSH-0001-01 - CITY OF LAS VEGAS

Request to Amend the Master Plan of Streets and Highways TO ADD DISCOVERY DRIVE BETWEEN MARTIN L KING AND GRAND CENTRAL PARKWAY AS AN 80-FOOT WIDE RIGHT-OF-WAY, AND TO ADD GRAND CENTRAL PARKWAY AS A 100-FOOT WIDE ARTERIAL FROM CHARLESTON BOULEVARD TO OGDEN AVENUE, Ward 5 (Weekly).

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Public Works

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer. (*Public Works*)

2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed. (*Public Works*)

Goynes -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated that Discovery Drive is necessary to provide access between Grand Central Parkway and Martin L. King Boulevard. It is essentially for future developments bounded by I-15, US95, Bonneville Avenue, and the Union Pacific Railroad. Current development expectations for this area indicate a critical need for ingress/egress points in and out of the downtown area. Staff recommended approval, subject to the conditions.

RICK SCHRODER, Public Works, represented the application. It is presumed that Discovery Drive and Grand Central Parkway will be needed when the UP property is developed.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(9:02 - 9:04) 2 - 70

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ITEM

ACTION

B-31.

SNC-0002-01 - CATHOLIC CHARITIES OF SOUTHERN NEVADA

Request for a Street Name Change FROM: FOREMASTER LANE TO: SAINT VINCENT'S WAY from LAS VEGAS BOULEVARD to MAIN STREET, Ward 5 (Weekly).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 14, 2001 PLANNING COMMISSION MEETING IN AN EFFORT TO PROPERLY RENOTIFY

Gordon -

ABEYANCE TO THE JUNE 14, 2001 PLANNING COMMISSION MEETING SO IT CAN BE RE-NOTIFIED.

Motion carried with Galati abstaining inasmuch as the applicant is a client of his architectural firm.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the June 14, 2001 meeting so it can be re-notified.

There was no one present to represent this application.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

To be heard by the Planning Commission on June 14, 2001.

(7:41 - 7:42) 1 - 360

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ITEM

ACTION

B-32.

**VAC-0008-01 - ALBERT D MASSI ON
BEHALF OF KB HOMES NEVADA**

Petition to vacate Government Patent Reservations and a portion of a public drainage channel generally located on the southeast corner of Alexander Road and Durango Drive, Ward 4 (Brown).

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. All development shall be in conformance with code requirements and design standards of all City Departments. (*Planning and Development*)

2. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved drainage plan/study. The drainage study required for Z-11-00 may be used to satisfy this requirement. (*Public Works*)

3. All existing public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest. (*Public Works*)

Gordon -
APPROVED, SUBJECT TO STAFF'S CONDITIONS.
Unanimous
(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated the applicant's intend to incorporate these patent reservations and right-of-way into adjacent property for development. Those portions of the public drainage channel easement being considered for a Vacation are not contained in the established drainage channel. Furthermore, this Vacation will not result in any landlocked parcels. Staff recommended approval, subject to the conditions.

RUSSELL SKUSE, Tetra Tech, Inc., 401 North Buffalo Drive, appeared to represent the applicant. He concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(9:04 - 9:05) 2 - 140

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ITEM

ACTION

**VAC-0008-01 - ALBERT D MASSI ON
BEHALF OF KB HOMES NEVADA**

APPROVED

4. The Order of Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*

5. Development of these sites shall comply with all applicable conditions of approval for the Goldrush III Subdivision. *(Public Works)*

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

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ITEM

ACTION

B-33.

VAC-0009-01 - PATRICK PHD, LIMITED PARTNERSHIP

Petition to vacate a Bureau of Land Management right-of-way grant generally located north of the Cheyenne Avenue alignment, east of the Western Beltway alignment, Ward 4 (Brown).

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development)*

2. All development shall be in conformance with code requirements and design standards of all City Departments. *(Planning and Development)*

3. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved drainage plan/study. The drainage study required by the Cheyenne at Shady Timber subdivision may be updated to satisfy this condition. *(Public Works)*

4. All existing public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*

Truesdell -

APPROVED, SUBJECT TO STAFF'S CONDITIONS WITH CONDITIONS NO. 6 DELETED AND REFERENCE IN CONDITION NO. 5 TO CONDITION NO. 5 CHANGED TO REFER TO CONDITION NO. 4.

**Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated that on April 11, 2001 the Planning and Development Department approved Final Map, FM-0008-01, for the Cheyenne at Shady Timber commercial subdivision. Condition No. 2 of this approval requires a Vacation of all rights-of-way in conflict with that Final Map prior to its recordation. The right-of-way easement grants no longer serve the purpose they were originally utilized for and notes this Vacation will not result in any landlocked parcels and the applicant's intention to incorporate the Bureau of Land Management right-of-way into adjacent property for development is appropriate. Staff recommended approval, subject to the conditions.

CINDIE GEE, Keith Companies, 444 East Warm Springs Road, Suite #110, appeared to represent the applicant. She concurred with staff's conditions.

CHAIRMAN GALATI declared the Public Hearing open.

There was no one present wishing to speak on this item.

CHAIRMAN GALATI declared the Public Hearing closed.

ROBERT GENZER, Planning and Development, noted that Condition No. 6 should be deleted and the reference in Condition No. 5 to a condition should be to Condition No. 4.

To be heard by the City Council on July 5, 2001.

(9:05 - 9:06) 2 - 200

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ACTION

VAC-0009-01 - PATRICK PHD, LIMITED PARTNERSHIP

APPROVED

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
(Public Works)

6. The Order of Vacation shall not be recorded until all of the above conditions have been satisfied. *(Planning and Development)*

7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
(Planning and Development)

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ACTION

B-34.

VAC-0010-01 - HOWARD HUGHES CORPORATION

Petition to vacate Sky Vista Drive from the south right-of-way line of Vista Run Drive to the south right-of-way line of Park Vista Drive, Ward 2 (L. B. McDonald).

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

STAFF RECOMMENDATION: APPROVAL,
subject to:

Planning and Development

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. (*Planning and Development*)

2. All development shall be in conformance with code requirements and design standards of all City Departments. (*Planning and Development*)

3. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the recordation of an Order of Vacation. (*Public Works*)

4. An update to the previously approved Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved drainage plan/study. (*Public Works*)

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Motion carried with Galati abstaining inasmuch as the applicant is a client of his architectural firm.

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated Sky Vista Drive will be developed as a private street to be owned and maintained by the Summerlin Master Homeowners Association and will not result in any landlocked parcels. Staff recommended approval, subject to the conditions.

BERT HUGHES, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared to represent the applicant. He concurred with staff's conditions.

VICE CHAIRMAN TRUEDELL declared the Public Hearing open.

There was no one present wishing to speak on this item.

VICE CHAIRMAN TRUEDELL declared the Public Hearing closed.

To be heard by the City Council on July 5, 2001.

(9:06 - 9:09) 2 - 250

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VAC-0010-01 - HOWARD HUGHES CORPORATION

APPROVED

5. All existing public improvements, if any, adjacent to and in conflict with this Vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*

6. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #5 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the Vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*

7. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

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ACTION

C.

NON-PUBLIC HEARING ITEMS:

C-1.

Z-0016-98(6) - KB HOME NEVADA, INC.

Request for a Minor Modification to the Iron Mountain Ranch Residential Planned Development Master Plan to CHANGE THE CONFIGURATION OF AN APPROVED SUBDIVISION LAYOUT on 18.6 acres on the southeast corner of the intersection of Grand Teton Drive and the Bradley Road alignment, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Mack).

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to all Iron Mountain Ranch Development Standards that are not affected by this application.

Public Works

2. Site development to comply with all applicable conditions of approval for the Iron Mountain Ranch Village 1A Tentative Map (to be heard on this same agenda) and all other subsequent site-related actions.

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

Gordon -

APPROVED, SUBJECT TO STAFF'S CONDITIONS.

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated this request is necessitated by the approval of a stand-alone subdivision directly adjacent to the east. Approval of this request will not jeopardize the integrity of the Iron Mountain Ranch Plan. Staff recommended approval, subject to the conditions.

BRIAN PSIODA, VTN Nevada, 2727 South Rainbow Boulevard, appeared to represent the applicant. He concurred with staff's conditions.

NOTE: ROBERT GENZER, Director, Planning and Development, stated that Item Nos. A-1 and C-1 are represented by VTN Nevada, principals of which are partners of his in a property outside the City of Las Vegas. Therefore, he has not been involved in the processing or recommendation of these items.

This is final action.

(7:49 - 7:51) 2 - 480

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ACTION

C-2.

Z-0035-98(2) - RAPHAEL AND LILLIAN MIRCHOU

Request for a Site Development Plan Review FOR A 12,247 SQUARE FOOT MEDICAL OFFICE COMPLEX on approximately 1.03 acres located at the southeast corner of the intersection of Washington Avenue and Eastern Avenue (APN: 139-25-310-001 through 004), P-R (Professional Office and Parking) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Ward 3 (Reese).

STAFF REQUESTED THIS ITEM BE HELD IN ABEYANCE TO THE JUNE 14, 2001 PLANNING COMMISSION MEETING TO BE HEARD FOLLOWING A REQUIRED REZONING REQUEST.

Gordon -

ABEYANCE TO THE JUNE 14, 2001 PLANNING COMMISSION MEETING TO ASCERTAIN WHETHER REZONING APPLICATION IS VALID.

Unanimous

(Buckley, Littlefield and Quinn excused)

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the June 14, 2001 meeting to ascertain whether the rezoning application is still valid on this property.

There was no one present to represent this application.

To be heard by the Planning Commission on June 14, 2001.

(7:42 - 7:43) 1 - 400

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D.

DIRECTOR'S BUSINESS:

D-1.

DB-0005-01 – CITY OF LAS VEGAS

Presentation and discussion of proposed 500 KV transmission line.

Truesdell -
**ABEYANCE TO THE JUNE 28, 2001 PLANNING
COMMISSION MEETING.**

**Unanimous
(Buckley, Littlefield and Quinn excused)**

JOEL McCULLOCH, Planning and Development, stated this was to be a presentation by the Nevada Power Company, but they do not have a representative at this meeting. Therefore, this should be held for thirty days.

**To be heard by the Planning Commission on June 28,
2001.**

(9:09 - 9:10) 2 - 300

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ACTION

E.

CITIZENS PARTICIPATION:

THE PLANNING COMMISSION CANNOT ACT UPON ITEMS RAISED UNDER THIS PORTION OF THE AGENDA UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

There was no one present to speak under this portion of the agenda.

ADJOURNMENT:

There being no further business to come before the City Planning Commission, the meeting adjourned at 9:10 P.M.

PLANNING AND DEVELOPMENT DEPARTMENT

/lo

LINDA OWENS, DEPUTY CITY CLERK